

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF VIRGINIA
Harrisonburg Division

In re:

ASHBY ARNOLD COMER, JR.
LUCI MARIE COMER
Debtor(s)

Case No. 15-50683
Chapter 7

**NOTICE OF PROPOSED ABANDONMENT OF PROPERTY
TO THE DEBTORS; AND OPPORTUNITY FOR HEARING**

TO: THE DEBTORS, ALL CREDITORS AND PARTIES IN INTEREST.

PLEASE TAKE NOTICE that, pursuant to 11 U.S.C. § 554(a) and Fed. R. Bankr. P. 6007(a), if no objections are filed with the Clerk of this Court at United States Bankruptcy Court, 116 N. Main Street, Room 223, Harrisonburg, VA 22802 and with the undersigned Trustee at P. O. Box 1312, Charlottesville, VA 22902, within fifteen (15) days of the date of mailing of this Notice, **being on or before May 6, 2016**, W. Stephen Scott, Trustee in Bankruptcy for the above-styled debtors, will abandon to the Debtors any interest that the Bankruptcy Estate may have in the hereinafter-described property pursuant to the terms set forth herein (the "Property"). In support thereof, the undersigned states as follows:

1. On July 15, 2015 the Debtors filed a Chapter 7 Petition, and the undersigned W. Stephen Scott was appointed as Trustee in the instant case. The 341 meeting of creditors was conducted on August 24, 2015. Said case was designated as an asset case by the Trustee on August 25, 2015.

2. The Debtors listed in their Schedule A, the following property: (a) 909 Comertown Road, Shenandoah, VA 22859 [titled in Ashby Comer], valued at \$46,300.00 (the "Undeveloped Lot"), and (b) Woodstone Timeshare [titled jointly in the Debtors], valued at \$15,000.00 (the "Timeshare") (collectively, the "Property"). The Debtors' Schedule D indicates that the Undeveloped Lot is encumbered by a deed of trust lien in favor of Blue Ridge Bank in the amount of \$12,000.00, and that maintenance fees in the amount of \$1,908.00 are owed to Woodstone Meadows on the Timeshare.

3. Upon information and belief of the Trustee, the Undeveloped Lot has no road frontage, and the Trustee's auctioneer estimated its value to be \$27,000.00. The Trustee has been unsuccessful in obtaining a realtor in the Massanutten, VA area to value and list for sale the Timeshare.

4. Mr. Comer has claimed a \$1.00 homestead exemption in the Undeveloped Lot and, upon information and belief has approximately \$1,600 available to increase his exemption in this asset. The Debtors have claimed a joint \$1.00 homestead exemption in the Timeshare.

5. On April 11, 2016, the Trustee learned that Blue Ridge Bank had foreclosed its deed of trust on the Undeveloped Lot, in violation of the Automatic Stay imposed by 11 U.S.C. §362 (a). The Undeveloped Lot sold for \$19,000.00 to adjoining land owners who are related to the Debtors. Upon information and belief, after payment of liens and costs of the foreclosure sale, the sum of \$3,616.07 is available as equity from the sale, from which Mr. Comer could claim an additional homestead exemption of approximately \$1,600, leaving only \$2,016 available for administration by the Trustee for the benefit of the Estate.

6. This proposed abandonment of the Property will be final after **May 6, 2016** unless a written objection is filed and served in accordance with this Notice and the time limit set forth herein above. If an objection is timely filed it will be considered by the Court, along with the Trustee's proposed abandonment, at a hearing to be held on **Wednesday, May 18, 2016 at 10:00 A.M. at the United States Bankruptcy Court, U. S. Courthouse, Federal Courtroom, 116 N. Main Street, Harrisonburg, VA 22802.**

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in the bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in this notice and the relief sought by the Trustee may be granted without further notice or hearing.

Dated: 4/21/2016

/s/ W. Stephen Scott

W. Stephen Scott, Trustee in Bankruptcy
P. O. Box 1312,
Charlottesville, VA 22902
434-227-5520
wsscott7trustee@earthlink.net

CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing Notice was mailed, postage prepaid, this 21st day of April, 2016 to the Debtors and all creditors and parties in interest listed on the mailing matrix attached to the original Notice filed with the Court.

/s/ W. Stephen Scott

W. Stephen Scott, Trustee in Bankruptcy

WELLS FARGO BANK, N.A.
BWW Law Group, LLC
8100 Three Chopt Rd., Suite 240
Richmond, VA 23229-4833

Wells Fargo Bank, N.A.
8100 Three Chopt Road
Suite 240
Richmond, VA 23229-4833

ARS National Services, Inc.
PO Box 463023
Escondido, CA 92046-3023

ARS National Services, Inc.
PO Box 469046
Escondido, CA 92046-9046

American InfoSource LP; agent for Verizo
PO Box 248838
Oklahoma City, OK 73124-8838

BWW Law Group, LLC
8100 Three Chopt Rd., Suite 240
Richmond, VA 23229-4833

BANK OF AMERICA
PO BOX 982238
EL PASO, TX 79998-2238

Barbara Jo Good
DBA The Coffee Pot, Inc.
1409 Batman Road
Shenandoah, VA 22849-3950

Bill Me Later
PO Box 105658
Atlanta, GA 30348-5658

Blue Ridge Bank
1807 Seminole Trail #101
Charlottesville, VA 22901-1155

Blue Ridge Bank
PO Box 609
Luray, VA 22835-0609

Bluegreen Corp
Attn: Mortgage Dept
4960 Conference Way N, Ste 100
Boca Raton, FL 33431-4413

Capital One, N.A.
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

CenturyLink
PO Box 1319
Charlotte, NC 28201-1319

CenturyLink
PO Box 4300
Carol Stream, IL 60197-4300

Charlottesville Bureau
3690 Dobleann Drive
Charlottesville, VA 22911-9088

Chase Card
PO Box 15298
Wilmington, DE 19850-5298

Cheap Storage
Long Avenue
Shenandoaha, VA 22849

Cintas Corporation #394
PO Box 630803
Cincinnati, OH 45263-0803

Comcast Cable
PO Box 3006
Southeastern, PA 19398-3006

Commonwealth of Virginia
State Corporation Commission
PO Box 1197
Richmond, VA 23218-1197

Complete Payment Recover Services
3500 5th Street
Northport, AL 35476-4723

Credit Collections Svc
PO Box 773
Needham Heights, MA 02494-0918

Credit Management Co
2121 Noblestown Rd
Pittsburgh, PA 15205-3956

Enhanced Recovery Company, LLC
PO Box 23870
Jacksonville, FL 32241-3870

FDGL Terminal Returns
1307 Walt Whitman Road
Melville, NY 11747-3011

First Data
1307 Walt Whitman Rd
Melville, NY 11747-4819

Harrisonburg Anesthesia, Inc.
1840 E Market Street
Harrisonburg, VA 22801-5100

HARRISONBURG EMERGENCY
235 MARTIN LUTHER KING JR WAY
HARRISONBURG, VA 22801-3275

Harrisonburg Emergency Physicians
PO Box 13940
Philadelphia, PA 19101-3940

Harrisonburg OBGYN
2291 Evelyn Byrd Ave.
Harrisonburg, VA 22801-5424

Harrisonburg Pediatrics
1947 Medical Ave.
Harrisonburg, VA 22801-3437

Harrisonburg Physicians for Anesthesia
PO Box 79530
Baltimore, MD 21279-0530

IC System
Attn: Bankruptcy
444 Highway 96 East; PO Box 64378
St. Paul, MN 55164-0378

Internal Revenue Service***
P O Box 7346
Philadelphia, PA 19101-7346

Joseph Mann & Creed
PO Box 22253
Beachwood, OH 44122-0253

Kohls/capone
N56 W 17000 Ridgewood Dr
Menomonee Falls, WI 53051-7096

Meadowcrest ENT & Facial
3360 Emmaus Road
Harrisonburg, VA 22801-2685

NCO Financial Systems, Inc.
PO Box 15740
Wilmington, DE 19850-5740

NTelos Inc.*
Post Office Box 1990
Waynesboro, VA 22980-7990

Nco Fin /99
PO Box 15636
Wilmington, DE 19850-5636

Ntelos
PO Box 580113
Charlotte, NC 28258-0113

Obstetrics & Gynecology Associates
2103 E. Parham Road
Richmond, VA 23228-2235

Obstetrics Gynecology Assoc.
9166 N. Congress Street
New Market, VA 22844-9422

PYOD, LLC its successors and assigns
of Plains Commerce Bank
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

PYOD, LLC, successors and assigns
of Plains Commerce Bank
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Page County Treasurer
101 South Court Street
Luray, VA 22835-1224

Page County Treasurer, Penny Gray
103 South Court Street, Ste A
Luray, VA 22835-1262

Page Memorial Hospital
200 Memorial Drive
Luray, VA 22835-1000

Page Memorial Hospital
PO Box 37517
Baltimore, MD 21297-3517

Page Shenandoah Health Center
516 1st St # B
Shenandoah, VA 22849-1602

Page Shenandoah Health Center
c/o Credit Management Company
PO Box 16346
Pittsburgh, PA 15242-0346

Partners 1st Fcu
1330 Directors Row
Fort Wayne, IN 46808-1274

Partners 1st Federal Credit Union
1330 Directors Row
Fort Wayne, IN 46808-1274

Penn Credit
916 S 14th Street
Harrisburg, PA 17104-3425

ProActive Solutions
c/o RJM Acquisitions LLC
575 Underhill Blvd, Ste 224
Syosset, NY 11791-3416

Progressive Insurance
6300 Wilson Mills Rd.
Mayfield Village, OH 44143-2182

PureForce
PO Box 100512
Pasadena, CA 91189-0003

Quarles Energy Services
PO Box 7508
Fredericksburg, VA 22404-7508

RSI Enterprises, Inc.
PO Box 710507
Herndon, VA 20171-0507

Recovery Management Systems Corp
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Richard Strickler
PO Box 97
Shenandoah, VA 22849-0097

Rockingham Medical Group
PO Box 1430
Harrisonburg, VA 22803-1430

Rockingham Radiologists Ltd
370 Neff Avenue
Harrisonburg, VA 22801-3762

Rockingham Radiologists, Ltd.
PO Box 371863
Staunton, VA 24402

Rodale Books
c/o Penn Credit
916 S. 14th Street
PO Box 988
Harrisburg, PA 17108-0988

SCA Collections, Inc.
PO Box 876
Greenville, NC 27835-0876

Sentara RMH Medical Center
2010 Health Campus Drive
Harrisonburg, VA 22801-8679

Shannon Sankar
238 Bowmans Run Drive
Stuarts Draft, VA 24477-3052

Shenandoah Valley Pathology Lab, Inc.
PO Box 100559
Florence, SC 29502-0559

Siva Thiagarajah, MD
1101 E Jefferson St. #1
Charlottesville, VA 22902-5353

Town of Shenandoah
426 First Street
Shenandoah, VA 22849-1599

USTrustee
Office of the United States Trustee
210 First Street, Suite 505
Roanoke, VA 24011-1620

Udike Industries
PO Box 1745
Culpeper, VA 22701-6745

VCS, Inc.
PO Box 83
Staunton, VA 24402-0083

Va Department Of Taxation*
Bankruptcy Unit
P O Box 2156
Richmond, VA 23218-2156

Va Employment Commission
PO Box 1358
Richmond, VA 23218-1358

Valley Credit Service
934 N Augusta St Ste A
Staunton, VA 24401-3282

Valley Physician Enterprise
PO Box 37517
Baltimore, MD 21297-3517

Verizon****
500 Technology Dr. # 550
Weldon Spring, MO 63304-2225

Virginia Employment Commission
c/o Mark Herring, VA Attorney General
900 East Main Street
Richmond, VA 23219-3548

Virginia Employment Commission
PO Box 26971
Richmond, VA 23261-6971

Wells Fargo Bank, N.A.
Attn: Bankruptcy Dept
3476 Stateview Blvd., MAC #D3347-01
Fort Mill, SC 29715-7200

Wells Fargo Bank, N.A.
c/o BBW Law Group, LLC
8100 Three Chopt Rd., Ste 240
Henrico, VA 23229-4833

WELLS FARGO BANK NA
WELLS FARGO HOME MORTGAGE
ATTN BANKRUPTCY DEPT MAC
3476 STATEVIEW BLVD
FORT MILL, SC 29715-7203

Woodstone Meadows
PO Box 1227
Harrisonburg, VA 22803-1227

iPayment, Inc.
PO Box 3429
Thousand Oaks, CA 91359-0429

nTelos
Attn: Bankruptcy Dept.
1154 Sheandoah Village Dr.
Waynesboro, VA 22980-9253

Ashby Arnold Comer Jr.
107 J Street
Shenandoah, VA 22849-1131

David E. Wright
Cox Law Group, PLLC
900 Lakeside Drive
Lynchburg, VA 24501-2674

H. David Cox
Cox Law Group, PLLC
900 Lakeside Drive
Lynchburg, VA 24501-2674

Luci Marie Comer
107 J Street
Shenandoah, VA 22849-1131

Bank of America
Attention: Recovery Department
4161 Piedmont Pkwy.
Greensboro, NC 27410

Wells Fargo Hm Mortgage
8480 Stagecoach Cir
Frederick, MD 21701